

were Paula Ehoff and Mark Elsanner on behalf of the YMCA of Central Maryland, Inc., property owner/Petitioner. Appearing in support of the Petitions were Ed Hagens, Stan Kozenewski and David Goldbloom. Testifying in support of the Petitions was William Monk, a land planner and consultant engaged by the Petitioner. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately 28 acres in area, zoned D.R.5.5. The property is located adjacent to the intersection of Rossville Boulevard and Lillian Holt Drive, not far from the Baltimore Beltway (I-695) in the Perry Hall/White Marsh community of eastern Baltimore County. Apparently, the property has been owned by the YMCA and utilized by that entity for many years. Presently, the site is improved with a number of structures and uses which serve the YMCA's purpose of providing recreational, social and educational programs to the public. The existing improvements and uses include several athletic fields, an outdoor swimming pool, two multi-purpose outdoor courts, a hiking trail and similar facilities.

Ms. Ehoff testified extensively about the present use of the property and proposed expansion. She noted that this YMCA location provides extensive services for children and adults in the community. The YMCA conducts a thriving camp program for children, particularly during the Summer, and also provides recreational facilities and athletic league facilities for adults and children. Obviously, the YMCA operation at this location provides needed services to the public, which contribute to the quality of life in this region of the County.

The YMCA proposes an expansion of its program. Specifically, the property owner wishes to construct 68,763 sq. ft. building. Primarily, the

building will provide two indoor ice skating rinks. However, the facility will also provide additional room for adult and child indoor sports, offices, etc. It was indicated that few ice skating facilities operate in Baltimore County and that this project will help address this need.

Although open to all YMCA members, the ice skating rink operation will actually be managed pursuant to a contract with an entity other than the YMCA. In this regard, Mr. Hagens testified on behalf of his organization, which has long experience in the operation of ice skating rinks. He described the proposed ice skating rink operation including the expected use thereof. He envisions that the rink will be open to all YMCA members and the public for ice skating lessons and recreational purposes. Additionally, the rink will provide a needed facility for sports leagues, including high school and inter-collegiate ice hockey.

As to the proposed special exception, the Petitioner proposes installing up to 40 video machines for use by patrons of the ice skating rink. It is contemplated that these machines will not be the primary focus of activity within the building, but only provide a recreational amenity to those using the ice skating rink and other facilities in the new building. Nonetheless, pursuant to Section 423 of the BCZR, special exception is requested.

Variance relief is need to approve the proposed building. As noted, the building will be quite large in order to accommodate the rinks and provide the needed recreational facilities. The building will be 280 ft. x 265 ft. in dimension; in excess of 200 ft. allowed by the BCZR.

Special Hearing relief is requested to approve amendments to the previous site plan approved when this facility opened in 1970. In this regard, extensive testimony was received from Mr. William Monk about the revised plan. He indicated that sufficient parking would be provided to accommodate

ORDER RECEIVED FOR FILING
Date 9/8/98
By [Signature]

the mixed uses which will occur on this site. He also provided an explanation regarding vehicular access to the site, internal traffic patterns and the design of the building. Due to the grade and topography of the site, the building will blend well to its surroundings and will not detrimentally impact adjacent neighborhoods. In this regard, the property is primarily in a commercial area and the uses which are on the site are generally not visible from the nearest residential community.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. In this regard, I concur with the Zoning Plans Advisory Committee (ZAC) comment offered by the Office of Planning; to wit, that, "The Developer should be applauded for providing much needed sports related activities in this particular area of the County. In addition, from a planning perspective, the subject site enjoys excellent transportation access, and the proposed improvements to the property will be sufficiently buffered by existing forested areas in the site's natural topography." I believe that that accurately summarizes the merits of the Petitions and that relief should be granted. I find that the relief complies with the requirements set out in Section 502.1 and 307 of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore County, this 9th day of September 1998, that, pursuant to the Petition for Special Hearing, approval to amend a previously approved special exception (case No. 70-29-RX) for a community building, other structures or land uses devoted to civic, social, recreational, or educational activities, and to permit changes in additions to allow for an ice skating rink and additional

ORDER RECEIVED FOR FILING
Date 9/9/98
By [Signature]

recreational facilities, pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a maximum building length/width of 285 ft. and 265 ft., respectively, in lieu of the maximum permitted 200 ft., by Section 504 of the BCZR and the CMDP, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that Special Exception approval for an arcade, pursuant to Section 423.C of the BCZR, be and is hereby GRANTED, subject, however, to the following restrictions.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2 The Petitioner is limited to a maximum of 40 arcade amusement devices.

3. The Petitioner shall comply with the ZAC comment from the Department of Environmental Protection and Resource Management (DEPRM) requiring compliance with the Forest Conservation requirements dated August 10, 1998 (copy attached).

ORDER RECEIVED FOR FILING
Date 9/9/98
By [Signature]

LES:mmm

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 8, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 99-40-SPHXA
Property: 7677 Lillian Holt Drive
YMCA of Central Maryland, Inc., Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception, Special Hearing and Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

c: Ms. Paula Ehoff
Mr. Mark Elsaner
YMCA of Central Maryland, Inc.
600 W. Chesapeake Avenue
Towson, Md. 21204

c: Mr. William Monk
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

7677 Lillian Holt Drive

which is presently zoned

DR 5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the previously-approved special exception for community buildings, swimming pools or other structures or land uses devoted to civic, social, recreational, or educational activities to allow for ice-skating and additional recreational facilities pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations and confirm that the number of parking spaces provided is sufficient for the proposed uses under Section 409.6.A. (See attached) **CONTINUED . . .**

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Robert A. Hoffman, Esquire

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Avenue

410-494-6200

Address

Phone No.

Towson, Maryland 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

YMCA of Central Maryland, Inc.

(Type or Print Name)

Signature

Lee Jensen, President/CEO

(Type or Print Name)

Signature

20 S. Charles Street, Suite 600

410-837-9622

Address

Phone No.

Baltimore, Maryland 21201

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Robert A. Hoffman, Esquire

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Avenue

Towson, Maryland 21204

Address

410-494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

7/23/98



Revised 9/5/95

99-40-SPHXA

A Variance to

40

and permit a maximum building length/width of 285 feet and 265 feet, respectively, in lieu of the maximum of 200 feet permitted by Section 504 of the Baltimore County Zoning Regulations and the Residential Standards (page 29) of the Comprehensive Manual of Development Policies.



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7677 Lillian Holt Drive

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

an arcade under Section 423.C. (more than four coin operated games in association with a recreation use)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Avenue (410) 494-6200

Address Phone No.

Towson, Maryland 21204

City State Zipcode

Legal Owner(s):

YMCA of Central Maryland, Inc.

(Type or Print Name)

Signature

Lee Jensen, President/CEO

(Type or Print Name)

Signature

20 S. Charles Street - Suite 600
(410) 837-9622

Address

Phone No.

Baltimore, Maryland 21201

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP

Name

210 Allegheny Avenue
Towson, Maryland 21204

Address

410-494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

Zoning Administration

Development Management



99-40-SPHXA

40



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7677 Lillian Holt Drive

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

an arcade under Section 423.C. (more than four coin operated games in association with a recreation use)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Avenue 410-494-6200

Address Phone No.

Towson, Maryland 21204

City State Zipcode

Legal Owner(s):

YMCA of Central Maryland, Inc.

(Type or Print Name)

Signature Lee Jensen, President/CEO

(Type or Print Name)

Signature

20 S. Charles Street - Suite 600
410-837-9622

Address Phone No.

Baltimore, Maryland 21201

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP

Name 210 Allegheny Avenue
Towson, Maryland 21204

Address 410-494-6200 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

2 HRS

the following dates Next Two Months

ALL OTHER

REVIEWED BY: JL DATE 7/23/98

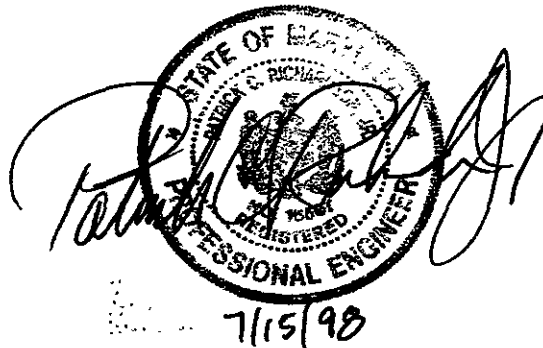


99-40-SPHXA

**ZONING DESCRIPTION
Y.M.C.A. PROPERTY
7677 LILLIAN HOLT DRIVE
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
(SPECIAL EXCEPTION AREA)**

Beginning at a point, being at the intersection of the northern most right of way line and right of way line of through highway (Baltimore Beltway), and the southern most right of way line of Lillian Holt Drive, and running thence and binding along a part of the aforesaid southeastern most right of way line of Lillian Holt Drive by a curve to the right, having a radius of 1722.95 feet for a distance of 552.01 feet, said curve being subtended by a chord (1) North 85 degrees 48 minutes 16 seconds East 549.65 feet, thence (2) North 83 degrees 54 minutes 56 seconds East 183.40 feet, (3) North 84 degrees 36 minutes 21 seconds East 120.31 feet, (4) South 68 degrees 18 minutes 36 seconds East 85.63 feet, (5) South 76 degrees 32 minutes 12 seconds East 167.19 feet, thence with the right of way line of Rossville Blvd. by a curve to the left having a radius of 1,472.39 feet for a distance of 244.62 feet, said curve being subtended by a chord (6) North 23 degrees 50 minutes 42 seconds West 244.33 feet, thence (7) South 05 degrees 57 minutes 49 seconds West 48.45 feet, (8) South 05 degrees 54 minutes 20 seconds West 317.46 feet, (9) North 84 degrees 58 minutes 24 seconds West 30.48 feet, (10) South 78 degrees 23 minutes 59 seconds West 117.00 feet, (11) South 16 degrees 58 minutes 07 seconds West 759.34 feet, (12) North 64 degrees 17 minutes 43 seconds West 136.93 feet, (13) North 36 degrees 57 minutes 41 seconds West 166.45 feet, (14) North 20 degrees 38 minutes 49 seconds West 506.56 feet, (15) North 27 degrees 53 minutes 34 seconds West 195.14 feet, (16) North 37 degrees 49 minutes 41 seconds West 145.91 feet, (17) North 38 degrees 28 minutes 22 seconds West 100.00 feet, (18) North 57 degrees 51 minutes 09 seconds West 62.06 feet, to the place of beginning.

Containing 855,912 square feet or 19.65 acres plus or minus.



99.40-SPHXA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

D
JL #40

No. 056200

DATE 7/23/98 ACCOUNT R0016150

AMOUNT \$ 550.00

RECEIVED FROM: VBH

FOR: SPHX FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/23/1998 7/23/1998 10:35:50
REF 4304 CASHIER KIM KIM DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 059986
CR NO. 056200

550.00 CHECK: FM

Baltimore County, Maryland

99-40-SPHXA

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 055926

DATE 7/30/98 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

FOR: VARIANCE - Max Fee of \$650.00

CASE #99-40-SPHXA Item #40
7677 Lillian Holt Drive

Planner: JLL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
8/04/1998 8/05/1998 14:40:33
REF 4301 CASHIER CLUM CML DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 060959
CR NO. 055926

100.00 CHECK: FM

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-40-SPHKA
7677 Lillian Holt Drive
SEC Lillian Holt Drive and
I-695
14th Election District
6th Councilmanic District
Legal Owner(s): YMCA of
Central Maryland, Inc.

Special Exception: for an arcade.

Special Hearing: to approve an amendment to the previously approved special exception (case number 70-29-RX) for community building to include changes and additions including ice skating and additional recreational facilities and confirm that the number of parking spaces provided is sufficient for the proposed uses.

Variance: to permit a maximum building length/width of 285 feet and 265 feet, respectively, in lieu of the maximum of 200 feet.

Hearing: Tuesday, September 1, 1998 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/18/ August 13 C250867

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/13/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/13/, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE. Case No.. 99-40 SPHXA

Petitioner/Developer: YMCA, ETAL

C/O R. HOFFMAN, ESQ

Date of Hearing/Closing: 9/1/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #7677 LILLIAN HOLT DR.

The sign(s) were posted on

8/15/98

(Month, Day, Year)

Sincerely,

Patricia M O'Leary 8/20/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

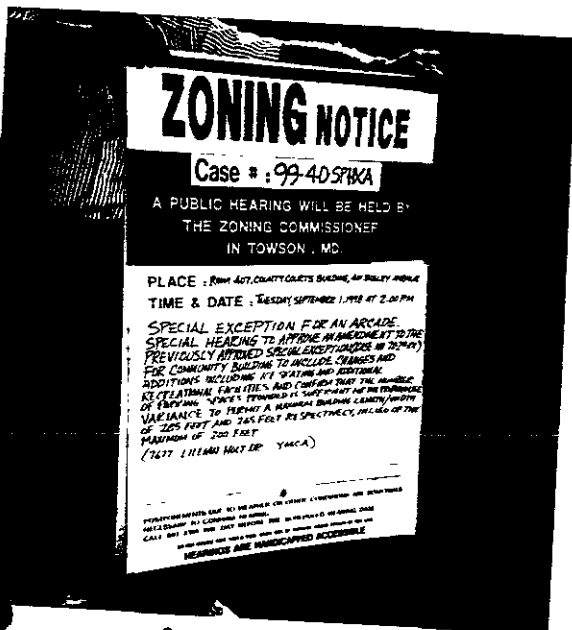
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



99-40 SPHXA

Y M C A
7677 LILLIAN HOLT DR - 91119A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-40-SPHX

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO AMEND THE PREVIOUSLY APPROVED SPECIAL EXCEPTION,

(CASE # 70-29-RX) FOR A COMMUNITY BUILDING TO ALLOW FOR ICE SKATING AND ADDITIONAL
RECREATIONAL FACILITIES, TO CONFIRM THE SUFFICIENCY OF THE PARKING AND TO APPROVE
THE MAXIMUM BUILDING LENGTH/WIDTH OF 285 AND 265 FT. AND A SPECIAL EXCEPTION
FOR AN ARCADE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-40-SPHX

Petitioner: YMCA of Central Maryland, Inc.

Address or Location: 7677 ^{Lillian} ~~Walter~~ Holt Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ron Citro / Barbara Ormord

Address: 210 Allegheny Ave
Towson MD 21204

Telephone Number: (410) 494-6201

Revised 2/20/98 - SCJ

99-40-SPHX A

TO: PATUXENT PUBLISHING COMPANY
August 13, 1998 Issue - Jeffersonian

Please forward billing to:

Ron Citro/Barbara Ormord
210 Allegheny Avenue
Towson, MD 21204

410-494-6201

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-40-SPHXA
7677 Lillian Holt Drive
SEC Lillian Holt Drive and I-695
14th Election District - 6th Councilmanic District
Legal Owner: YMCA of Central Maryland, Inc.

Special Exception for an arcade. Special Hearing to approve an amendment to the previously approved special exception (case number 70-29-RX) for community building to include changes and additions including ice skating and additional recreational facilities and confirm that the number of parking spaces provided is sufficient for the proposed uses. Variance to permit a maximum building length/width of 285 feet and 265 feet, respectively, in lieu of the maximum of 200 feet.

HEARING: Tuesday, September 1, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 3, 1998


NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-40-SPHXA
7677 Lillian Holt Drive
SEC Lillian Holt Drive and I-695
14th Election District - 6th Councilmanic District
Legal Owner: YMCA of Central Maryland, Inc.

Special Exception for an arcade. Special Hearing to approve an amendment to the previously approved special exception (case number 70-29-RX) for community building to include changes and additions including ice skating and additional recreational facilities and confirm that the number of parking spaces provided is sufficient for the proposed uses. Variance to permit a maximum building length/width of 285 feet and 265 feet, respectively, in lieu of the maximum of 200 feet.

HEARING: Tuesday, September 1, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
YMCA of Central Maryland, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 17, 1998.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.**





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 26, 1998

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 40
Case No.: 99-40-SPHX
Location: 7677 Lillian Holt Dr.

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 23, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-31-98
Item No. 640 JLL

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
1w Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: August 12, 1998

FROM: *Sub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for August 10, 1998
 Item Nos. 027, 028, 031, 032, 033,
 035, 036, 037, 038, 039, 040, 041,
 043 and Case No. 99-16-SPHA from 7/23/98

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

ZONE810.NOC

Due Date: 8/10/98

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBJ/gp*

SUBJECT: Zoning Item #40

YMCA of Central MD

Zoning Advisory Committee Meeting of

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code) if the total forest cleared on this property exceeds 40,000 square feet. The site may qualify for a single lot exemption, if less than 40,000 square feet of forest is cleared. A single-lot declaration of intent must be filed with this Department prior to approval of a building permit.
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

AUGUST 7, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: YMCA OF CENTRAL MARYLAND, INC.

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: ~~0420~~ 40 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

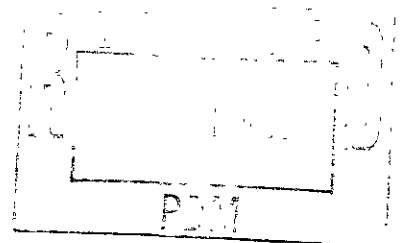
REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

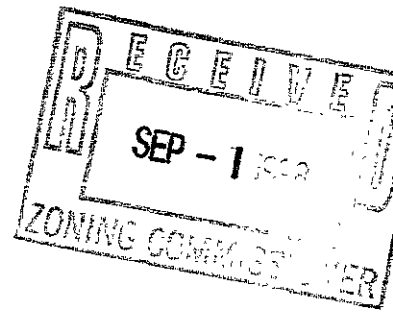


Printed with Soybean Ink
on Recycled Paper



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: August 31, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 7677 Lillian Holt Drive

INFORMATION:

Item Number: 40
Petitioner: YMCA of Central Maryland
Property Size: 20.69 acres±
Zoning: DR 5.5
Requested Action: Special Hearing and Special Exception
Hearing Date: September 1, 1998

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicant's request to amend the previously approved special exception (Case No. 70-29-RX) for community buildings, swimming pools or other structures or land uses devoted to civic, social, recreational, or educational activities to allow for ice-skating and additional recreational facilities pursuant to Section 1B01.1C.6, and all other relief as requested by the petitioner.

The use of the property for ice-skating and other recreational activities will benefit the County and its citizens. The developer should be applauded for providing much needed sports related activities in this particular area of the County. In addition, from a planning perspective, the subject site enjoys excellent transportation access, and the proposed improvements to the property will be sufficiently buffered by existing forested areas and the site's natural topography.

Based upon the information provided and analysis conducted, the Office of Planning recommends that the applicant's request be granted.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", written over a horizontal line.

AFK/JL:

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
7677 Lillian Holt Drive, SEC Lillian Holt Drive and
I-695, 14th Election District, 6th Councilmanic

Legal Owners: YMCA of Central Maryland, Inc.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-40-SPHXA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITIONER(S) SIGN-IN SHEET

ADDRESS

210 Allegheny Ave
600 West Chesapeake Ave
600 West Chesapeake ave.
7 Gwendolen Ct. 21237

16 Rhinefort Dr.

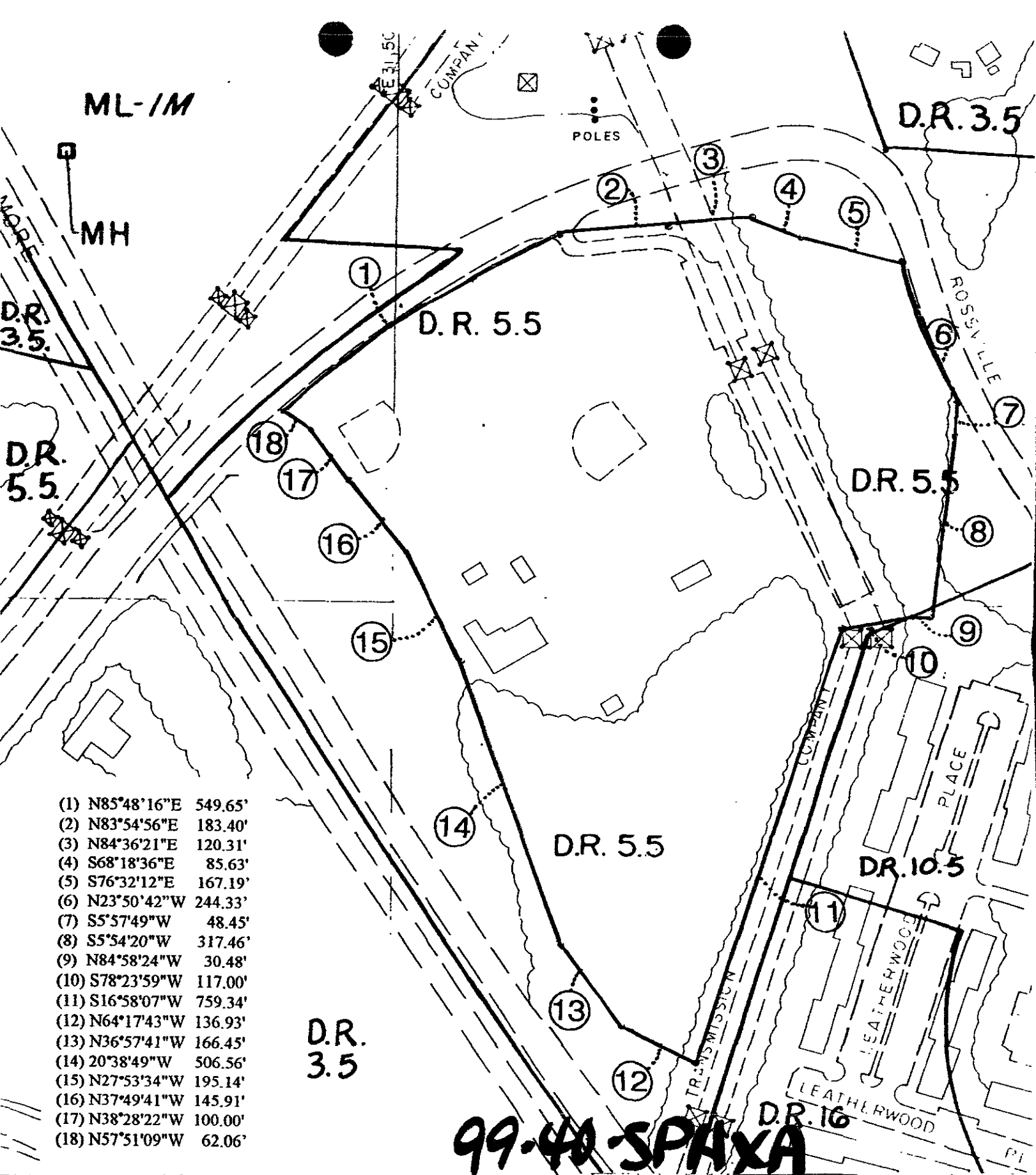
400 E. Pratt St. 21202

222 Bosley Ave

SJMS B-6

TOWSON MD 21204





1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
FEBRUARY 1996

Bill Nos. 129, 96, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Kevin K...

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

ROSSVILLE
VICINITY

SHEET

NE

6-F



**The Gardens ICE HOUSE of Laurel
Long Distance Front View of Building**

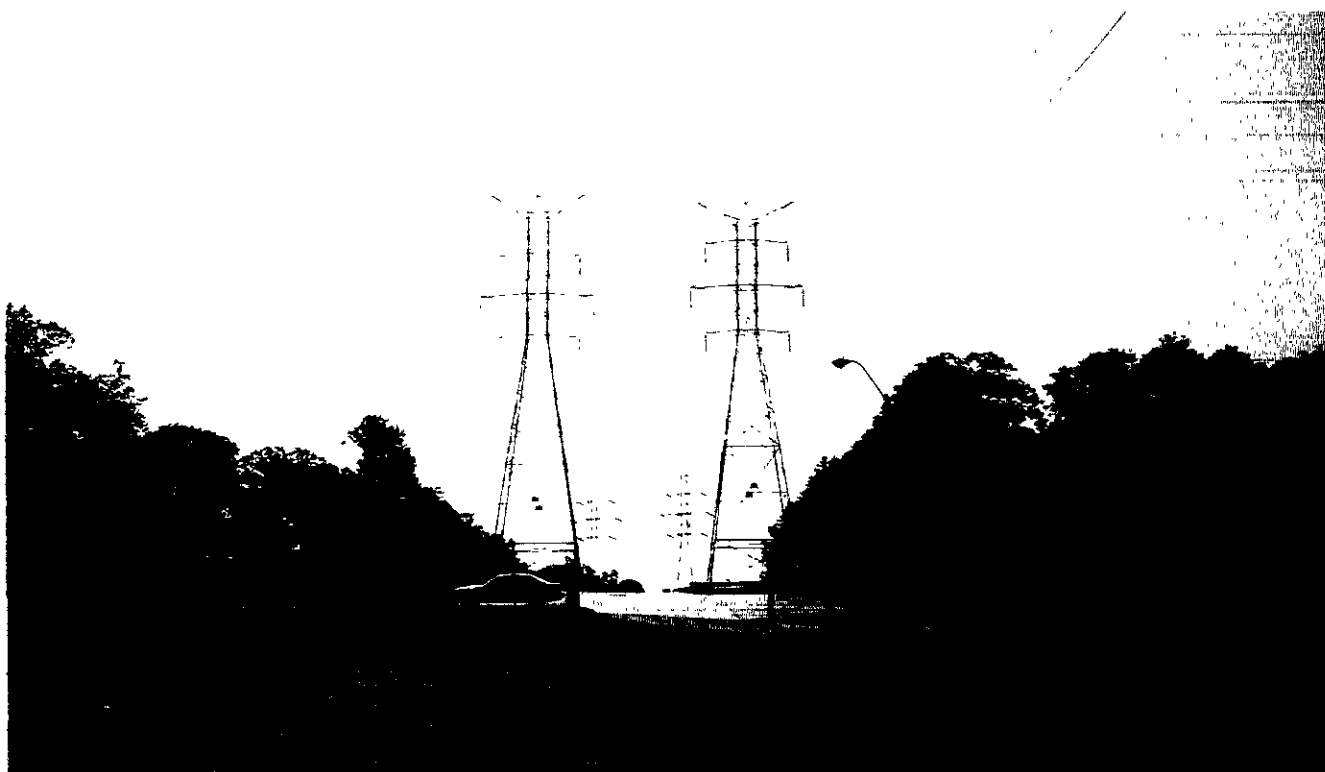
Lot No 3

WILLIAM MONK, INC.

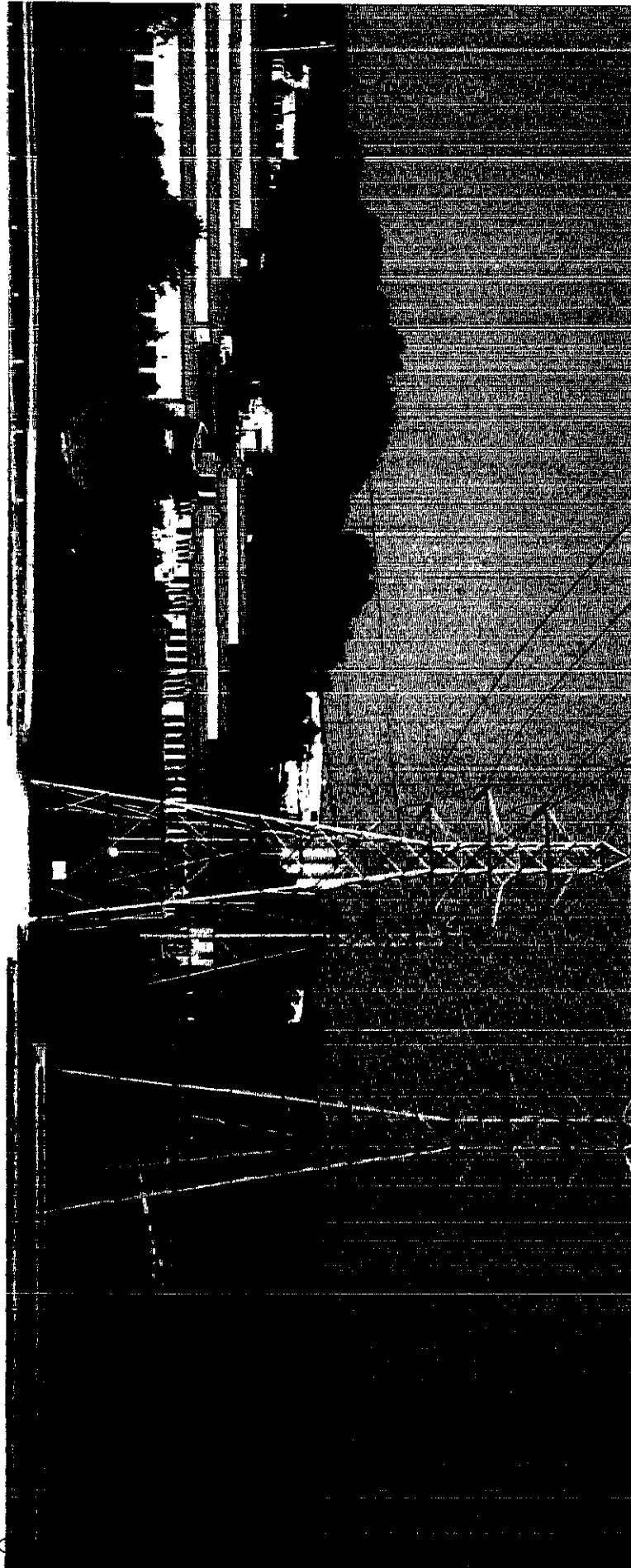
ENGINEERS • PLANNERS

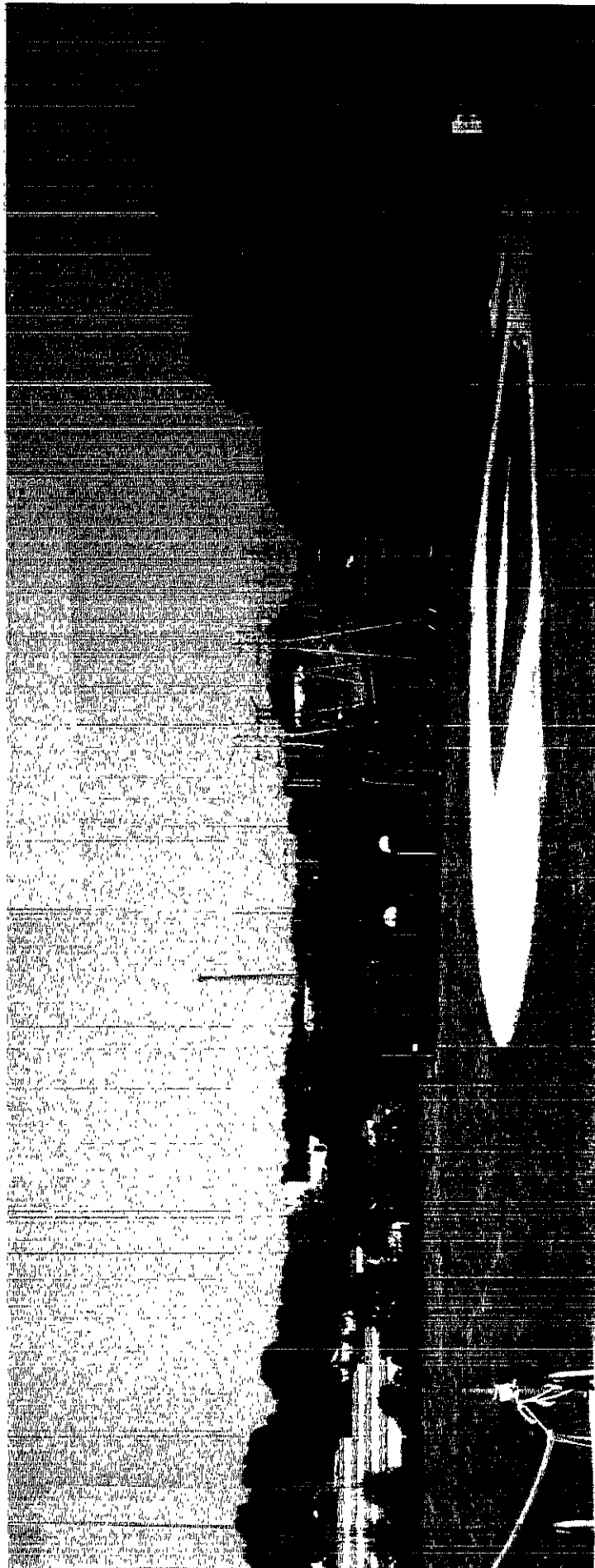
2/11/09

EXISTING PARKING AREA (TO REMAIN)



SURROUNDING LAND USES

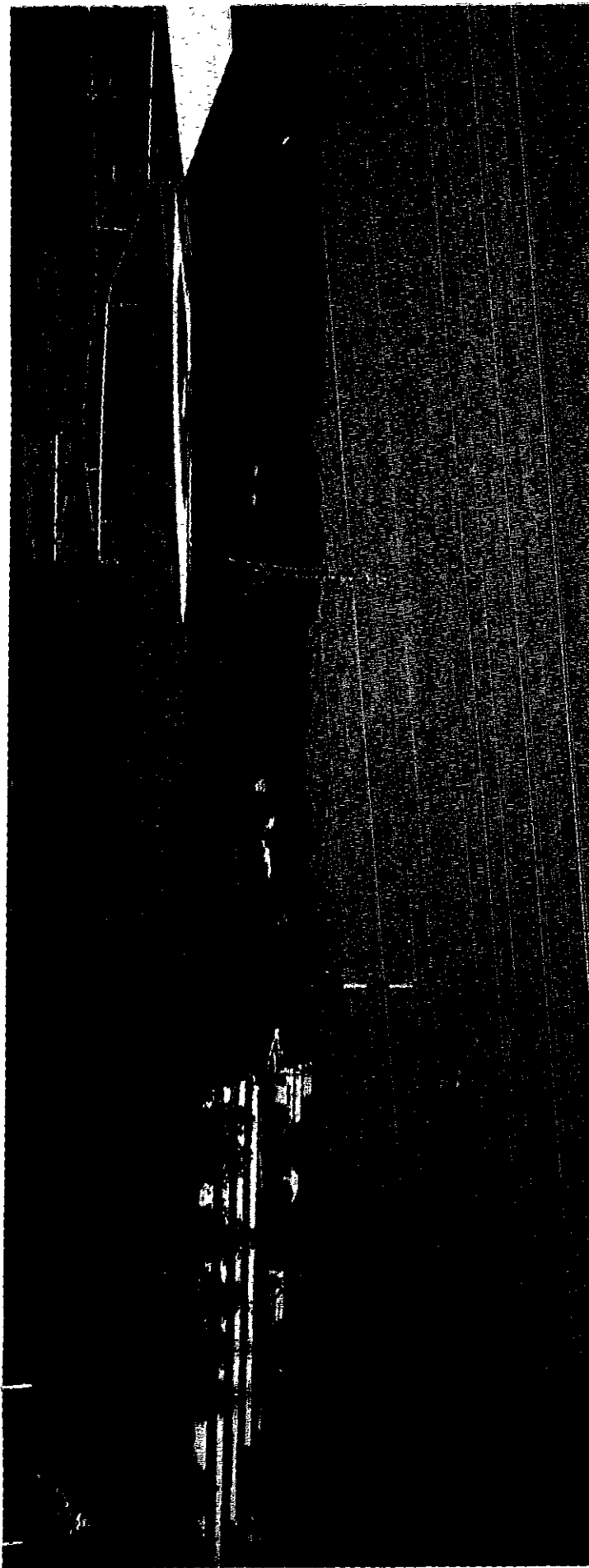




WILLIAM MONK, INC.

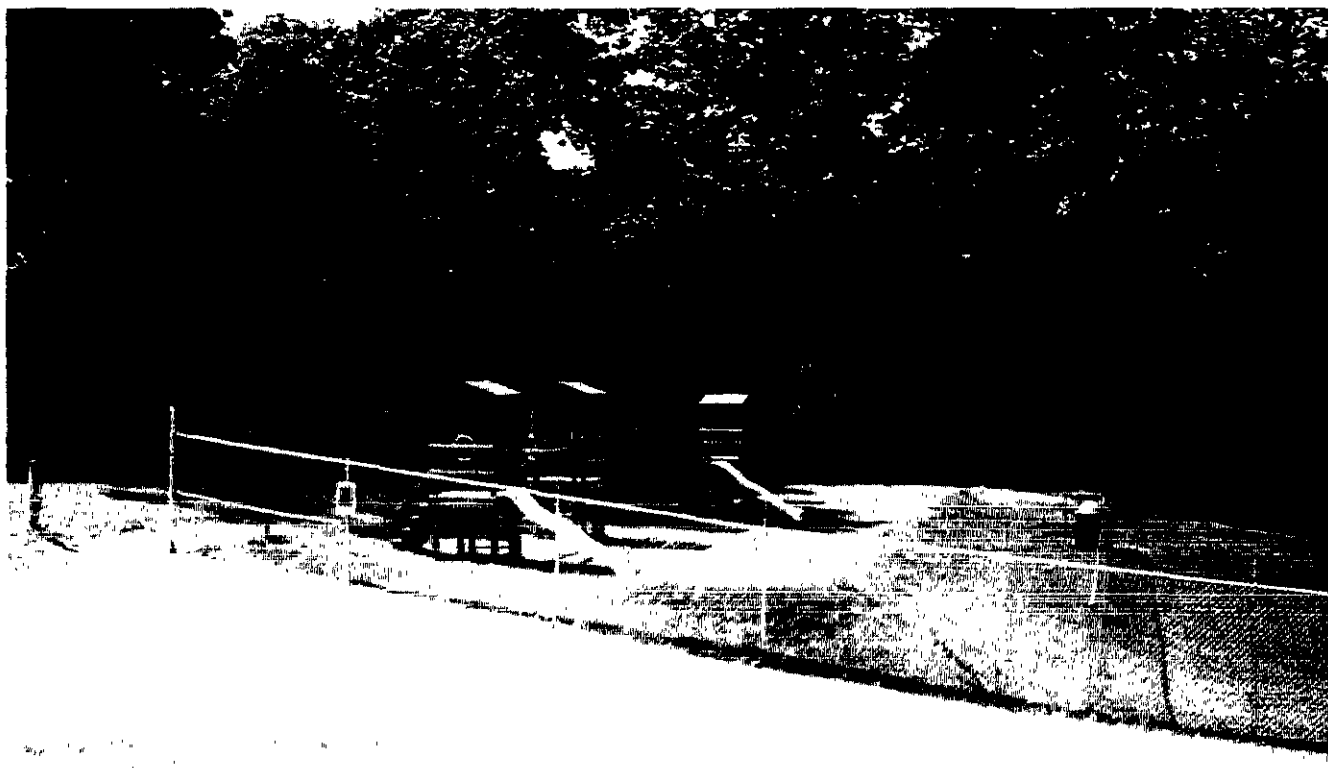
ENGINEERS • PLANNERS

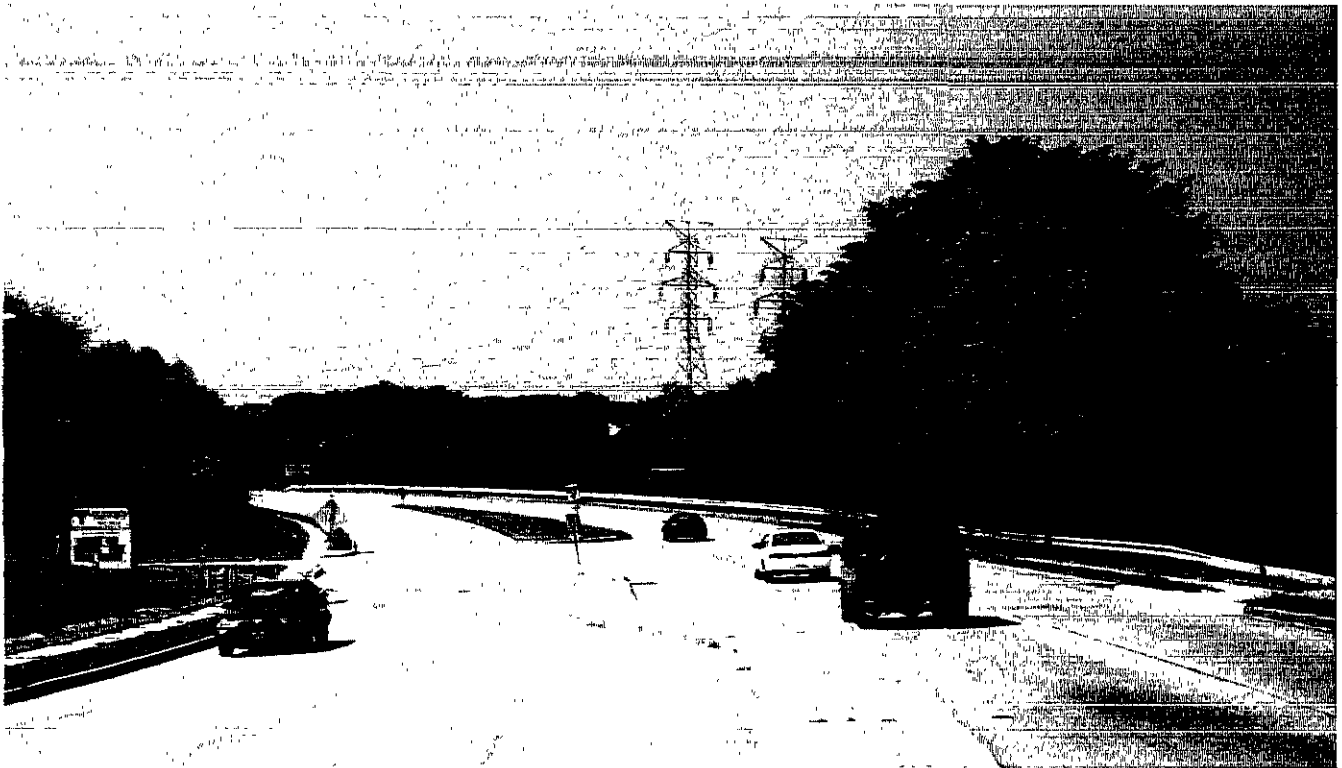
YMCA - EXISTING FACILITIES (VIEW LOOKING NORTHWEST)





YMCA - EXISTING FACILITIES





YMCA - EXISTING ENTRANCE FROM LILLIAN HOLT DRIVE (TO REMAIN)



WILLIAM MONK, INC.

ENGINEERS • PLANNERS



**LILLIAN HOLT DR.
VIEW LOOKING
WEST**

WILLIAM MONK, INC.

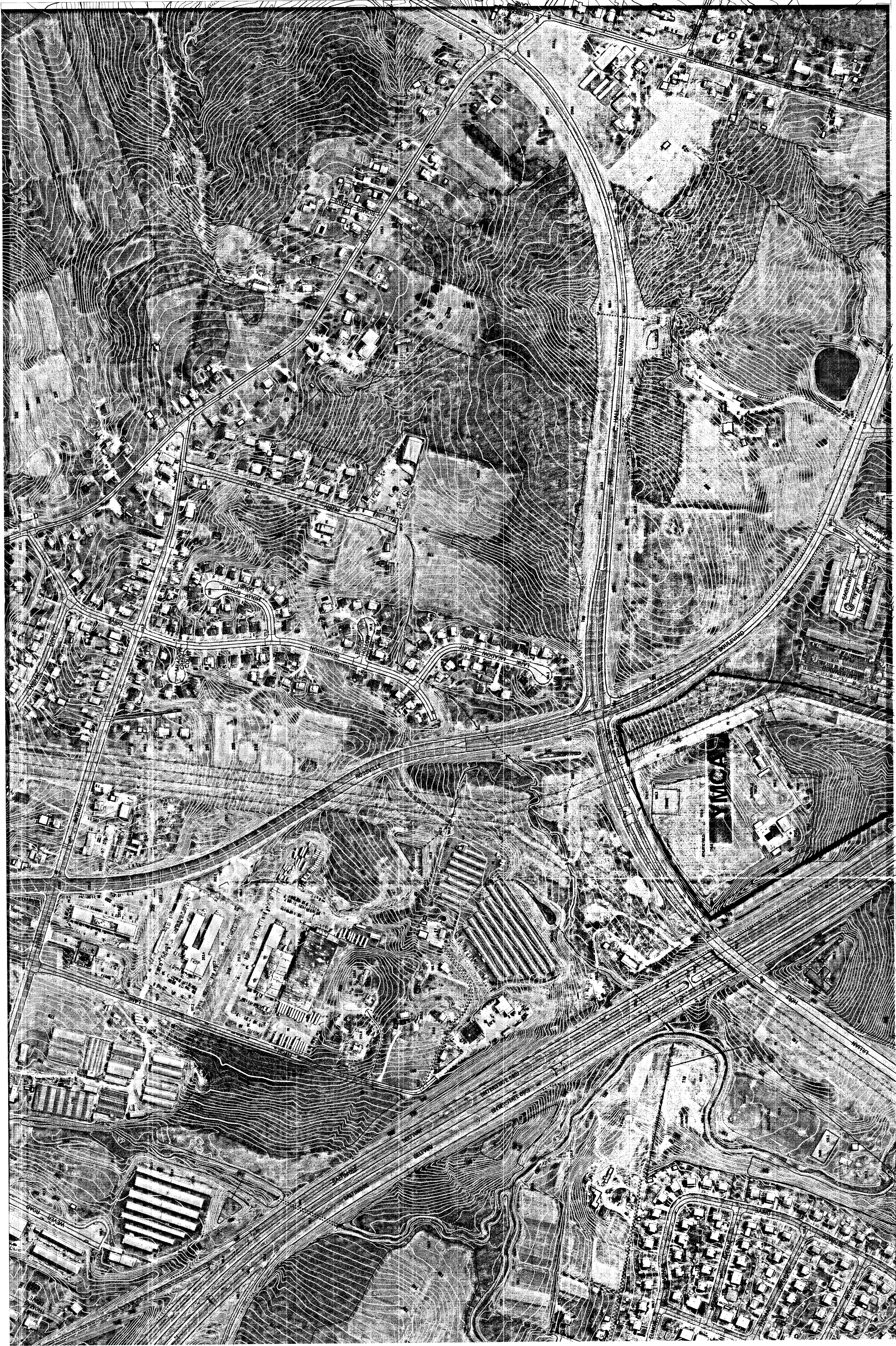
ENGINEERS • PLANNERS



**LILLIAN HOLT DR.
VIEW EAST
TOWARDS
ROSSVILLE BLVD.**



PLANIMETRICS WITH ORTHOPHOTO PLOT

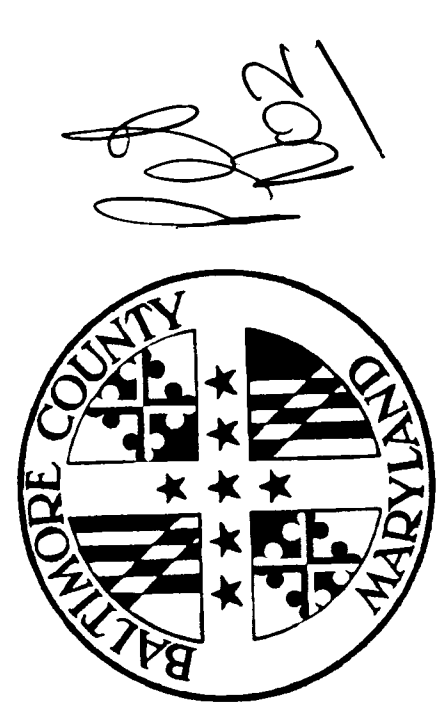
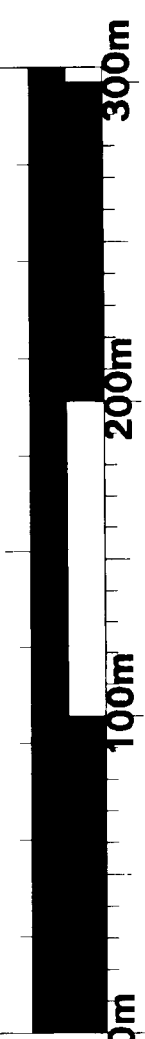


Legend

- | | |
|--|---|
| Mapsheet Index | Ramp Centerlines |
| Residential Buildings | Recreational Areas, Golf Courses |
| Commercial Buildings | Commercial Pools |
| Institutional Buildings | Bike/Hike Areas |
| Garages and Other Structures | Athletic Fields, Tennis Courts, Playgrounds |
| Buildings Under Construction | Natural Hydrography |
| Toll Booths and Rail Stations | Reservoirs |
| Water Towers and Storage Tanks | SW Retention Ponds |
| Cuts | Bay Area |
| Paved Roads | Boat Ramps, Piers, Dams, and Bulkheads |
| Unpaved Roads | Drainage Connector |
| Paved Alleys | Culverts |
| Unnamed Roads | Headwall/Floodwall |
| Hidden Roads, Roads Under Construction | Hidden Hydrography |
| Road Intersections | Index Contour |
| Paved Parking Lots, Driveways, Runways, Taxiways | Intermediate Contour |
| Bridges and Overpasses | Index Depression Contour |
| Tunnel Portal | Intermediate Depression Contour |
| Rail Line | Obscured Index Contour |
| Hidden Rail Line | Obscured Intermediate Contour |
| Abandoned Rail | Obscured Index Depression Contour |
| Metro Rail | Obscured Intermediate Depression Contour |
| Light Rail | Hidden Contour |
| Transmission Line | Neatline |
| Pipeline | Radio Towers |
| Junkyards, Landfills, Quarries, Gravel and Sand Pits | Transmission Towers |
| Areas Under Construction, Power Stations | Microwave Transmitters |
| Race Tracks, Cemeteries | Spot Elevations |
| Wooded Areas, Orchards/Nurseries | Water Elevations |
| Tree Rows | Bridge Elevations |
| Wetlands/Swamps | Rooftop Elevations |
| State Plane Grid Lines | |
| Street Centerlines | |
| Alley Centerlines | |

1:2400

0ft 100ft



Baltimore County - OIT GIS Services Unit

Layers:

- INDEX, BLDG, ROADS, CLINE, TRANS
- CULT, VEG, REC, HYDROL, HYDROP
- COMM, SPOT, TOPO, ORTHO

Coordinate System:

- Maryland State Plane: NAD83/91 Horiz. Datum
- Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1995

Title ID: 081c2

